

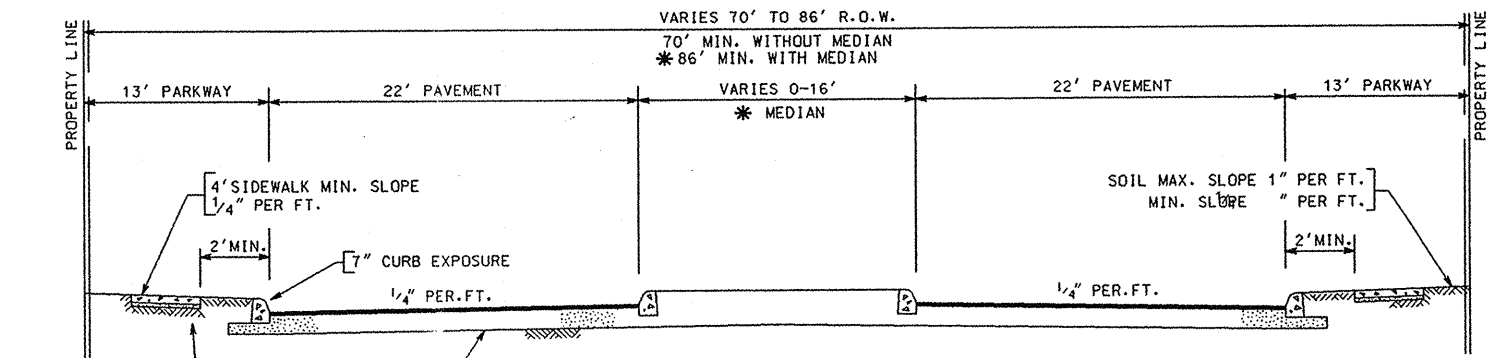
SCALE: 1" = 200'

BEARINGS BASED ON
GPS PROVIDED BY
GEODETIX, INC. (NAD 83)
JANUARY 24, 2003



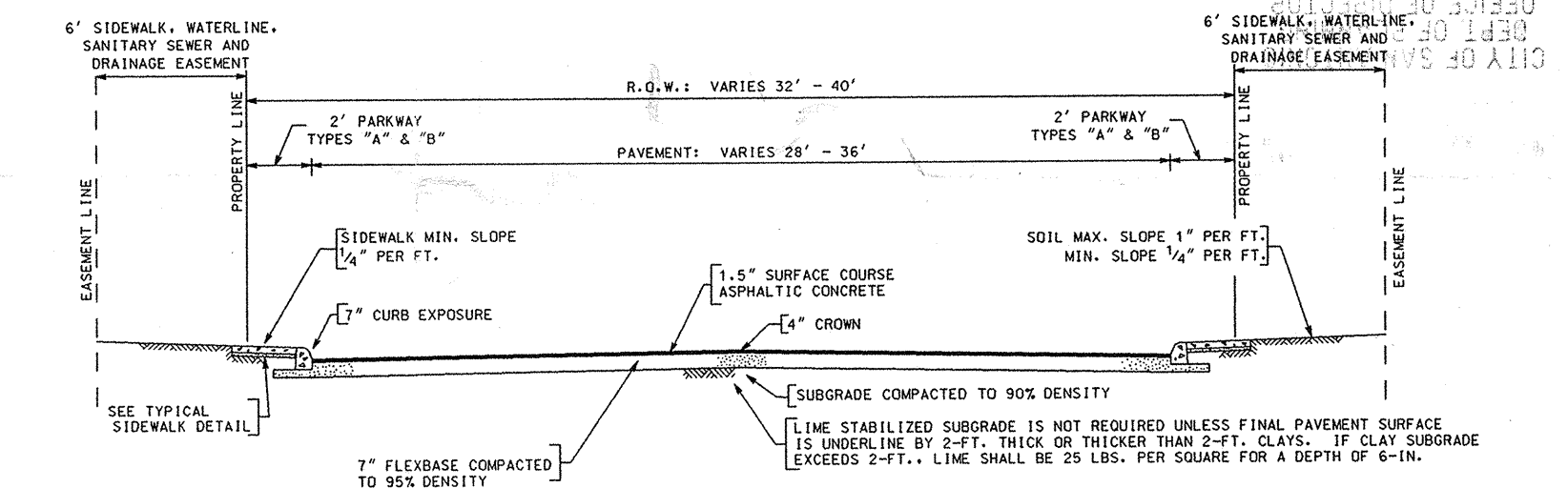
NOTES:

1. THIS PLAN HAS BEEN ADAPTED FROM THE ORIGINAL P.O.A.D.P. BY PAPE-DAWSON ENGINEERS, APPROVED DEC. 13, 2001.
2. THIS P.O.A.D.P. HAS BEEN REVISED TO REFLECT CHANGES IN LAND USE ONLY, IN CONFORMANCE WITH P.O.A.D.P. REQUIREMENTS IN EFFECT AT THE TIME OF ITS INITIAL APPROVAL: THE PROPORTION OF RESIDENTIAL AREA HAS BEEN INCREASED. SEE LAND USE TABLE BELOW.
3. AS SHOWN, A PORTION OF THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE; THE BALANCE IS WITHIN THE CONTRIBUTING ZONE.
4. WATER SERVICE TO BE PROVIDED BY SAWS. NOTED WELL SITES ARE PER SAWS SUPPLY CONTRACT.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
6. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
7. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
8. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
9. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
10. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE R.O.W., THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT.
11. ACCESS TO U.S. 281 WILL BE AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THE ENTIRE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS, INCLUDING THE PLANNED COLLECTOR STREET. ACCESS TO THE 2.0 ACRE COMMERCIAL TRACT SHALL BE FROM THE COLLECTOR STREET.
12. A COMPLETE COPY OF THE W.P.A.P. WILL BE REQUIRED AT THE TIME OF PLATTING. STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



PROPOSED COLLECTOR STREET SECTION

*MEDIAN IS OPTIONAL - BY DEVELOPER FOR TREE PRESERVATION AND AESTHETICS



TYPICAL PRIVATE STREET SECTION

WIDTH VARIES AS SHOWN

RESIDENTIAL AREAS

- 8.1 AC. -- DRAIN R.O.W. (SEMI-IMPROVED EARTHEN CHANNEL **)
- 4.0 AC. -- COLLECTOR STREET R.O.W.
- 131.3 AC. -- RESIDENTIAL LOTS, STREETS, GREENSPACE, ETC.
- 143.4 AC. -- TOTAL

**AS DISCUSSED WITH DEVELOPMENT SERVICES ENGINEER. SIZING SUBJECT TO APPROVAL OF CONSTRUCTION PLANS BY DEVELOPMENT SERVICES.

COMMERCIAL AREAS

- 33.1 AC. -- COMMERCIAL
- 2.0 AC. -- RETAIL
- 4.7 AC. -- COMMERCIAL
- 1.7 AC. -- COLLECTOR STREET R.O.W.

41.5 AC. -- COMMERCIAL (Approx)

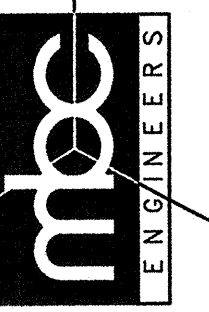
- 5.2 AC. -- R.O.W. RESERVE (100' DEDICATION) ALONG HWY 281
- 190.1 AC. = GROSS AREA

DEVELOPER:
LONGOVER LLC. (DE VE VEGA)

AGENT:
LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
TELEPHONE: (210) 828-6131
FAX: (210) 828-6137

MAGINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

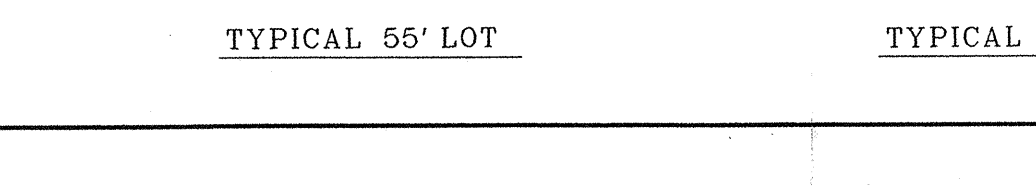
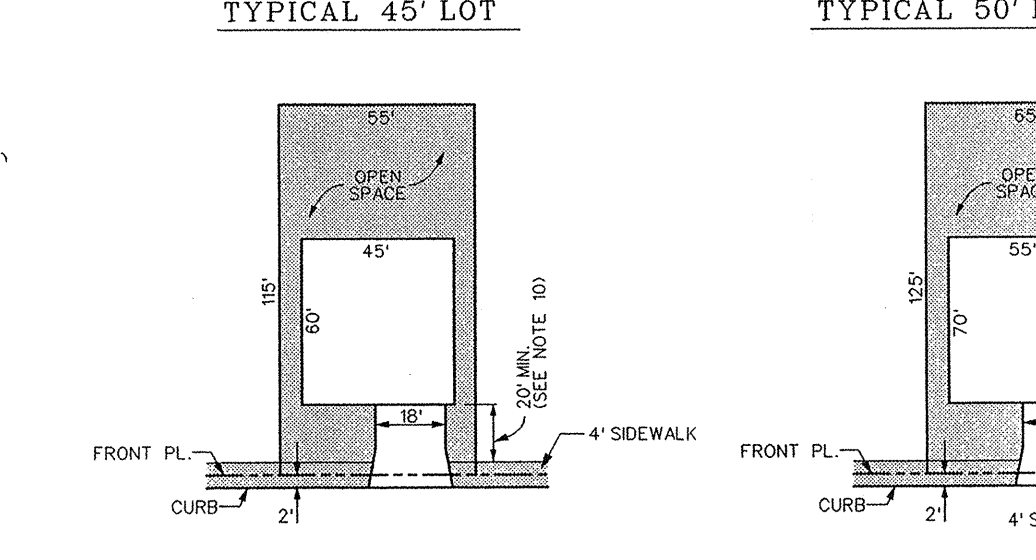
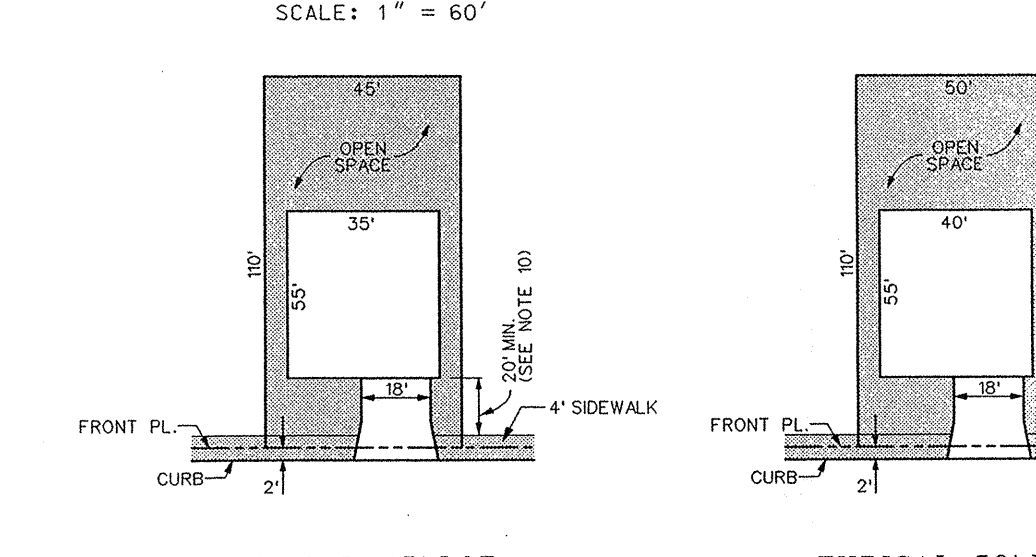
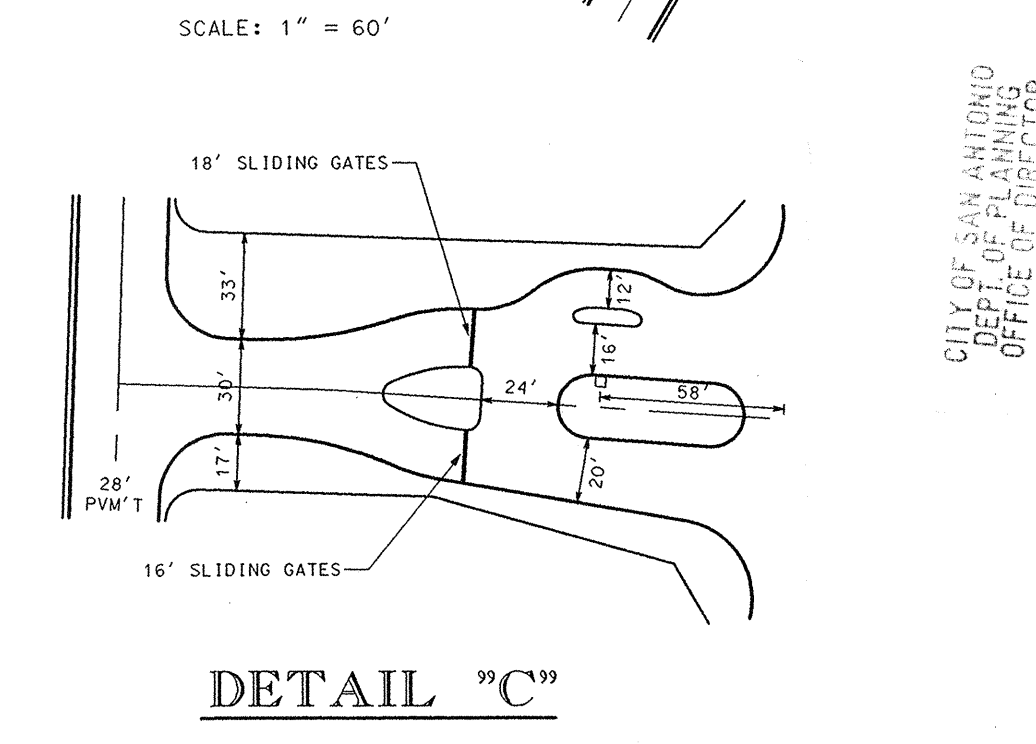
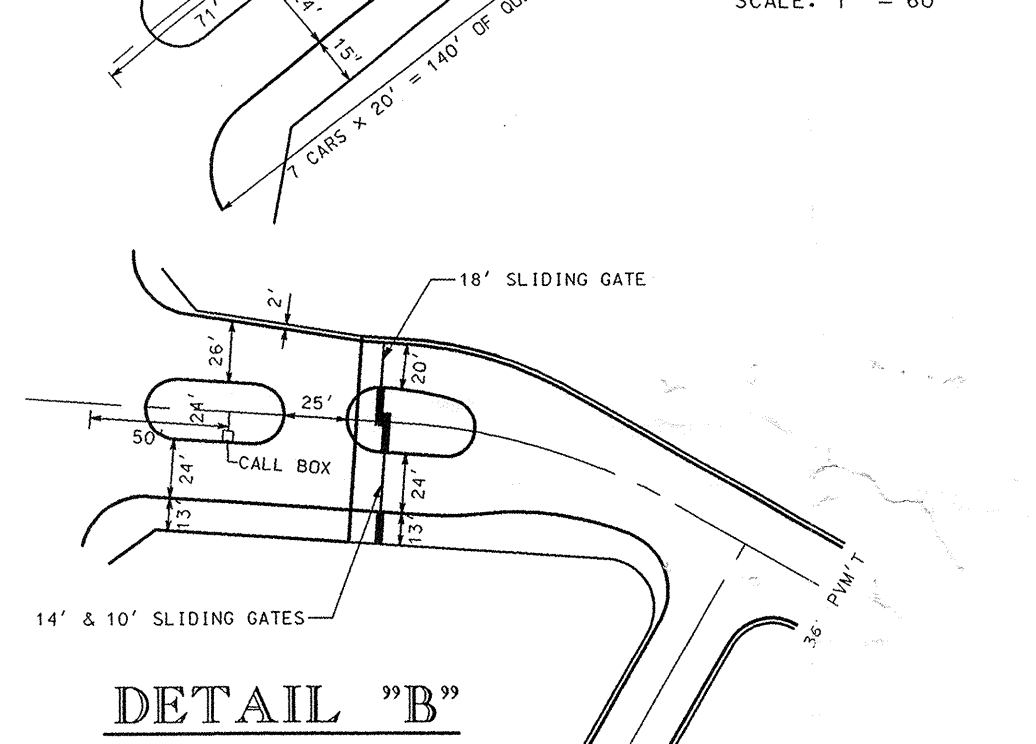
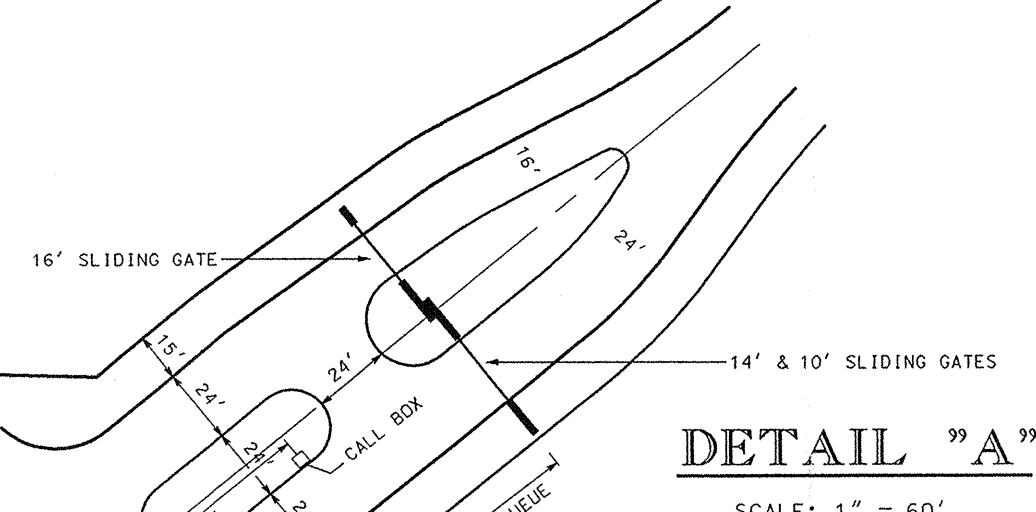
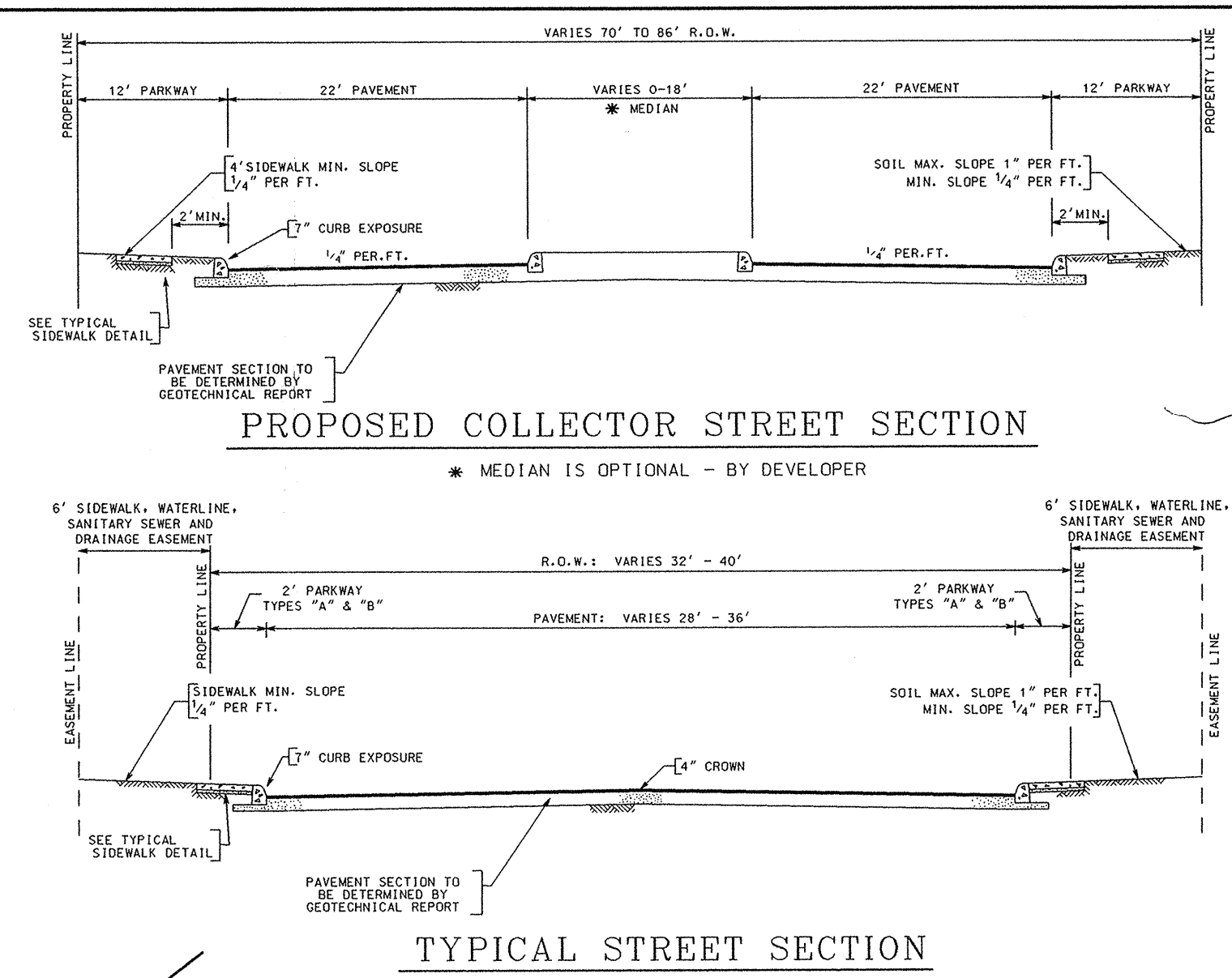
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-9302 Fax No. (210) 545-9302 www.mbcengineers.com



DE LA VEGA
PRELIMINARY OVERALL DEVELOPMENT PLAN
A REVISION TO APPROVED P.O.A.D.P. No. 721,

REVISIONS:	DATE	NO.	DESCRIPTION
1	8/28/03	1	REVISED AREAS & ADDED NOTES
2	9/10/03	2	ADDED NOTES TO 11 & 12
3	9/12/03	3	ADDED CONTOURS

DESIGN	R.A.L.
DRAWN	P.A.E./R.T.
CHECKED	
DATE	MAY 28, 2003
JOB NO.	18470-1480
SHT.	1 of 1



- NOTES:**
- THIS PLAN HAS BEEN ADAPTED FROM THE ORIGINAL P.O.A.D.P. BY PAPE-DAWSON ENGINEERS, APPROVED DEC. 13, 2001.
 - AS SHOWN, A PORTION OF THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE. THE BALANCE IS WITHIN THE CONTRIBUTING ZONE.
 - WATER SERVICE TO BE PROVIDED BY SANS. NOTED WELL SITES ARE PER SANS SUPPLY CONTRACT.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
 - GAS AND ELECTRIC TO BE PROVIDED BY CPS.
 - TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
 - CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 - INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 ASHTO GUIDELINES.
 - DEVELOPER RESERVES THE RIGHTS TO ALTER NUMBER OF UNITS AND TO REUSE THE LIMITS OF UNITS WITHOUT PUD PLAN AMENDMENT.
 - IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 - ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 38-506 (16) OF THE UNIFIED DEVELOPMENT CODE.

RESIDENTIAL

5.5 AC. --- DRAIN R.O.W. (SEMI-IMPROVED EARTHEN CHANNEL **)

5.9 AC. --- COLLECTOR STREET R.O.W.

132.0 AC. --- RESIDENTIAL LOTS, STREETS, GREENSPACE, ETC.

143.4 AC. --- TOTAL

** AS DISCUSSED WITH DEVELOPMENT SERVICES ENGINEER. SIZING SUBJECT TO APPROVAL OF CONSTRUCTION PLANS BY DEVELOPMENT SERVICES.

TRINITY OAKS Density and Open Space Ratios	
Base Zoning District	OCL
Maximum Density Allowed	N/A
Proposed Density	= 4.3 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 48%
Total Space	= 6,246,504 S.F.
Occupied Space	3,229,900 S.F.
Net Open Space	= 3,016,604 S.F.
Open Space Ratio	= 0.48

TRINITY OAKS Density and Open Space Ratios	
832,061 S.F.	Exclude Street R.O.W.'s (Private)
258,098 S.F.	Exclude Street R.O.W.'s (Public)
257,508 S.F.	Driveway (18 x 23) x 622
240,033 S.F.	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
1,642,200 S.F.	House Slabs (includes garages) 1925 S.F. x 136 (45' LOT)
2200 S.F. x 135 (50' LOT)	
2700 S.F. x 233 (55' LOT)	
3850 S.F. x 118 (65' LOT)	

OWNER: LONGOVER L.L.C.

RESIDENTIAL DEVELOPER:
TRINITY OAKS, INC.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247
TEL. No. (210) 474-2058

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-5302 www.abceengineers.com

TRINITY OAKS
PLANNED UNIT DEVELOPMENT.

No. _____

REVISIONS	DATE	NO.	DESCRIPTION	BY

DESIGN	R.A.L.
DRAWN	L.C.
CHECKED	
DATE	JUNE, 2003
JOB NO.	18470-1480
SHT.	1 OF 1



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number: **721**

Date Submitted: **June 13, 2003**

** Will this project be used in conjunction with a Tax Increment Financing Application (TIF) ☐ YES ☒ NO***

If YES please note that higher standards have been adopted and are required for projects that involve City funds life TIF. For complete information and application of the Tax Increment Financing (TIF) AND Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Note: Master Plan Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

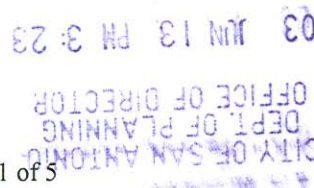
Project Name: De La Vega

Owner/Agent: Trinity Oaks, Inc. Phone: (210) 494-1941 Fax: (210) 494-2038

Address: 15114 Jones Maltsberger Road, San Antonio, Texas Zip code: 78247

Engineer/Surveyor: Macina, Bose, Copeland and Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): _____

Existing zoning: None (OCL) Proposed zoning: None (OCL)

Project # of Phases: 8

Number of dwelling units (lots) by Phases: ± 78 average per unit

Total Number of lots: 621 divided by acreage: 190.1 = Density: 3.3 (in S.F. area)

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal I.S.D. Ferguson map grid: 451 E5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name De La Vega No. 721

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Trinity Oaks P.U.D. Unit 1 No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert A. Liesman, P.E.

Signature: 

Date: June 13, 2003 Phone: (210) 545-1122

Fax: (210) 545-9302

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)


- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the De La Vega Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert A. Liesman, P.E. Signature:  Date: June 13, 2003

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED October 1, 2002



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number: <u>POADP No. 721</u>	Date Submitted: <u>6-4-03 (for amendment)</u>
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****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> Other: _____ |
|---|--|

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: De La Vega P.O.A.D.P (Amended)
Owner/Agent: Lloyd Denton Jr. Phone: 828-6131 Fax: 828-6137
Address: 11 Lynn Batts Lane, Suite 100 Zip code: 78218
Engineer/Surveyor: MBC Engineers Phone: 545-1122 Fax: 545-9302
Address: 1033 Central Parkway North Zip code: 78232

January 1, 2003

03 JUN -5 PM 4:01
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description (PUD Only): N/A.

Existing zoning: NA Proposed zoning: NA

Projected # of Phases: Not req'd. at time of this POADP approval

Number of dwelling units (lots) by Phases: N/A

Total Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No (partially)

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal Ferguson map grid: 451 · DS

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? yes
Name DeLa Vega No. 721

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name TRINITY OAKS, U1 No. 030381
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert A. Liesman Signature: Robert A. Liesman

Date: 6-4-03 Phone: 545-1122 Fax: 545-9302

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR) *Not applicable for this amendment to approved POADP*
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots. *N.A. for this amendment of POADP.*
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable. *N.A.*
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas. *NA*
- ☐ The schematic of all existing and proposed streets, as well as proposed access points. *NA*
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable. *NA*
- ☒ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas. *NA*
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following: *NA*
- (PUD ONLY)
- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase. *N.A.*
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ Traffic Impact Analysis (section 35-502).

☒ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☒ (PUD Only) Lots numbered as approved by the City.

☒ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable. *N.A.*

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-B119) *Not requirement at time of this POADP approval.*

I certify that the *POADP Modification* Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: *Robert A. Lieberman* Signature: *Robert A. Lieberman* Date: *6-5-03*

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

January 1, 2003

Page 5 of 5

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN -5 PM 4:01

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee); *No. Not sure what you want. R.A.F.*
- ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



City of San Antonio
New
Vested Rights Permit
Application

RECEIVED
03 NOV 20 PM 2:01
LAND DEVELOPMENT
SERVICES DIVISION
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OFFICE OF DIRECTOR
JUN 5 PM 4:14

Permit File: # 03-04-013
Assigned by city staff

Date: June 4, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Lloyd A. Denton, Jr. Phone: (210) 828-6131 Fax: (210) 828-6137
Address: 11 Lynn Batts Lane, Suite #100, San Antonio, Texas Zip: 78218
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: DE LA VEGA POADP
2. Site location or address of Project: About 1/2 mile north from the intersection of 281 N. and Bulverde Road, being located on the east side of 281 N.
3. Council District OCL ETJ Yes Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
To provide Vested Rights for Single Family Residential lots, including a few commercial lots that will be platted.

5. What is the date the applicant claims rights vested for this Project? December 31, 2001
6. What, if any, construction or related actions have taken place on the property since that date?
None

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: N/A Date of Application _____
Permit Number: _____ Date Issued: _____
Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: DeLaVega P.O.A.D.P. # 721

Date accepted: 12/31/01 Expiration Date: 06/14/03 MDP Size: 190.1 acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: Trinity Oaks, Unit-1 Plat # 030381 Acreage 34.4

Date submitted: 06/02/03 Expiration Date: 06/02/05

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: N/A Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat Recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

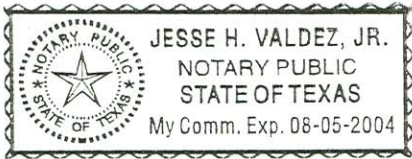
• **Others**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Robert A. Liesman, P.E. Signature: [Signature] Date: 6-5-03

Sworn to and subscribed before me by Robert A. Liesman on this 5th day of June in the year 2003, to certify which witness by hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____ Date: _____
Assigned by city staff

☒ **Approved** *for project as shown on POAOP 721 as of 12/13/01*

☐ **Disapproved**

Review By: [Signature] Date: 6-26-03
Assistant City Attorney

Comments: Please note that these rights will expire if plat is not completed and filed with deed records in accordance with Chapter 35 of the city code



CITY OF SAN ANTONIO

December 13, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: De La Vega / Peerman

MDP/POADP # 721

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Peerman Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 721. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met at the time of construction:
 - a.) The proposed developments Peerman and De La Vega are located near each other and will require off-site improvements in conjunction with the on-site construction. Widening of Bulverde Road to a Primary Arterial type B (86 feet ROW) adjacent to the proposed project limits.
 - b.) The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to these projects. This will require a property dedication by the developer.
 - c.) Installation of a traffic signals at the intersection of Bulverde Road and Smithson Valley.
 - d.) Construction of a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a min. ¼ mile away from the Bulverde Road / Smithson Valley intersection and a min. of ¼ mile away from the De La Vega subdivision road traffic signal.

Mr. Adame
Page 2
December 13, 2001

- e.) Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a min. of ¼ mile away from the Peerman Driveway 2 and a min. ¼ mile away from the Bulverde interchange at US Highway 281.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
 - It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
 - I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

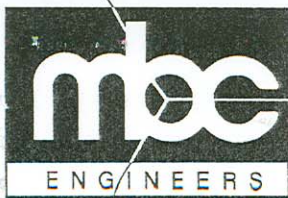
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

July 30, 2003

City of San Antonio
Ms. Christi Tanner
P.O. Box 839966
San Antonio, Texas 78283-3966

RE: **De La Vega, P.O.A.D.P.**

03 JUL - 1 AM 8:38
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Dear Christi:

This letter is in reference to the above identified preliminary overall development plan. We have received your comments and our response is as follows:

First, our POADP submission was made only to identify a minor change in land use (from Commercial to residential) for a small portion of the area of the previously-approval POADP. As such we believe that this change should not and does not warrant a change in review concept to new UDC guidelines. The developer paid platting fees and "registered" the Unit 1 plat within the designated time limit to retain vested rights; hence the "POADP" amendment as opposed to a new "MDP" submittal.

Comment: Would like to see Drains Street & Lot Layout.

Response: Please reference your copy of the Trinity Oaks P.U.D. plan which we have already submitted and that should have been forwarded to you from the Planning Department. This P.U.D. plan shows our proposed layout for streets and drains. If you have not received your copy, please let me know and I will deliver a copy to you.

Comment: Streets Longer than 1200' in length require Traffic Calming, preferably Islands.

Response: We are aware of the Traffic Calming Ordinance and will comply with it at platting. We are not aware of any requirements for final design details on a P.O.A.D.P. regarding traffic calming. If your comment is informative in nature and is not intended to be responded to now, thanks for the "heads-up". If this is not the case, please let me know.

Comment: Cul-De-Sacs longer than 500' require 30' pavement & 120' ROW diameter.

Response: Since this is a P.O.A.D.P. regulated by the old UDC and your comment is a requirement from the new UDC, we are of the understanding that the referenced cul-de-sac "penalty" provision should not be applied. Again, if this is not the case, please let me know.

ROBERT A. COPELAND, P.E.

ROBERT A. LIESMAN, P.E.

SAMUEL B. BLEDSOE, III, P.E.

DAVID L. ALLEN, P.E.

ROBERT A. COPELAND, JR., P.E.

Comment: Will Require minimum 300' ROW on HWY 281.

Response: Please note on the De La Vega P.O.A.D.P. the shown current 200-ft R.O.W. at U.S. Hwy. 281 and the "100' FUTURE ROW DEDICATION" directly adjacent to it.

If I have adequately addressed your comments concerning the subject P.O.A.D.P., please forward your approval to the Planning Department at your earliest convenience. If you have and questions or concerns, please feel free to call me at 545-1122, ext. 126.

Sincerely,

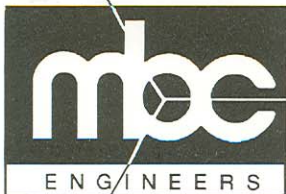
MACINA BOSE COPELAND AND ASSOCIATES, INC.



ROBERT A. LIESMAN, P.E.
Vice President

RAL/lk

03 JUL -1 AM 8:38
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

June 5, 2003

Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Attn: Mr. Mike Herrera

Gentlemen:

Transmitted herewith is an **amended POADP for the De La Vega Tract**,
POADP No. 721, approved December 13, 2001.

This amendment is for the purpose of increasing the proportion of
the area scheduled for residential use. We are converting some 25
acres of land from scheduled commercial use to residential. The
total area of the POADP remains the same. For your convenience I
have attached a copy of the earlier approved, original POADP.

Let me note here (as I have on the submittal form) that since this
is an amendment of an approved POADP, we are not submitting a
"stormwater management plan". We recognize that such a plan will be
required for plat submittal. Please let me know as soon as possible
if you do not concur.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

ROBERT A. LIESMAN, P.E.

18470-1480
RAL/mns

Cc: Louis Kerchofer
Dan Kossel

P:\1480\18470-Trinity Oaks\18470-Study-Sur\Letters\Herrera 060403.doc

ROBERT A. COPELAND, P.E.

ROBERT A. LIESMAN, P.E.

SAMUEL B. BLEDSOE, III, P.E.

DAVID L. ALLEN, P.E.

ROBERT A. COPELAND, JR., P.E.

03 JUN -5 PM 4:01
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To: ☒ Master Development Plan
- | | |
|--|--|
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

03 JUN -5 PM 4:03
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROVIDE DIMENSIONS ON THE COLLECTOR STREET

PROVIDE STREET SECTION FOR LOCAL "A"

PROVIDE TXDOT NOTE & LETTER
ON MDP

R. L. L.

Signature

PLANNER II

Title

8/25/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☒ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

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This item is tentative scheduled for _____ before the (MDP) committee.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN -5 PM 4:01

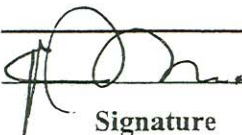
06/303 ✓

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: LIS. HLY 281 IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT
REVIEW. PROPOSE PDADP NEED TXDOT REVIEW. PROPOSE
PDADP/MDP NEED TO ADDRESS INTERNAL CIRCULATION
SYSTEM, AS PER OLD CODE 35.2071 OR NEW CODE
35-506. LANDUSE TABLE NEED TO ANNOTATE ZONING
DENSITY ETC. 35.2071/35.1301.


Signature

Planner
Title

061803
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
 Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

 Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

 Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

0306007
 SAN ANTONIO WATER SYSTEM
 ADMIN. STAFF
 03 JUN 13 PM 2:08

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

 FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

03 JUN -5 PM 4:02
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

Updated: April 8, 2003

1

Post-it® Fax Note 7671		Date	6/26/03	# of pages	2
To	Jose Valdez	From	Mike		
Co./Dept.	MBC	Co.	SAWS		
Phone #		Phone #			
Fax #	545-9302	Fax #	704-7508		

Comments on back

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the MDP - Dela Vega is approved as provided. However, please be advised that for
Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following
pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- High Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required)

Additionally, a Water Pollution Abatement Plan must be submitted and approved with the
Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Approximately 1.46 acres are in the recharge zone.
The remaining acres lie on the contributing zone.

Kirk M. Nijm
Signature

Manager
Title

8-5-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Robert Lombrano

From: Jesse Valdez [jessevaldez@mbcengineers.com]

Sent: Monday, September 29, 2003 3:26 PM

To: Robert Lombrano

Subject: De La Vega POADP Amending

<<aquifer.pdf>>

Robert, attached is the Aquifer's approval for the above (they said they approved it back in August).

Jesse

Jesse H. Valdez

Macina Bose Copeland and Associates, Inc.

1035 Central Parkway North

San Antonio, Texas 78232

Ph (210) 545-1122

Fax (210) 545-9302



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

R.L.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUN -1 AM 8:38

(Check One)

Date: 06/04/03

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies.

City of San Antonio Planning Department use

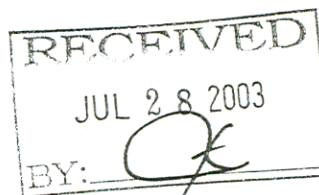
FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Updated: April 8, 2003

1



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN -5 PM 4:02

03 JUN -1 AM 8:38

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ^{Drains} Would like to see 1 Street + lot layout

Streets longer than 1200' in length require
Traffic Calming, preferably Islands.

Cul-De-Sacs longer than 500' require 30' pavement
+ 120' ROW diameter.

Will require minimum 300' ROW on Hwy 281.

Christie S. De

Signature

SR. ENGR. Assoc

Title

07/16/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

03 JUN 17 AM 8:09
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☒ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUN 30 AM 9:53

03 JUN -5 PM 4:03
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☒ I recommend approval ☐ I do not recommend approval

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

[illegible]

R. D. Smith (JNL)

Signature

Planner II

Title

9/29/03

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
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☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
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- To: ☐ Master Development Plan
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☐ SAWS Aquifer
☐ Other: _____
- ☐ Street and Drainage
☒ TIA
☐ Zoning
☐ Tree Preservation
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Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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Date: _____

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This item is tentative scheduled for _____ before the (MDP) committee.

03 JUN 20 PM 1:01
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUN -5 PM 4:02
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

① Show access points on POADP.

② 1' VNAE for corner clearance

③ Collector Street (70' Row 44' pavement)

④ Right turn lane?

⑤ A level 3 TIA is not required.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 20 PM 1:01

Michael O. Herrera

Signature

Senior Engineer

Title

6-20-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 06/04/03

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.


03 JUN -5 PM 4:02
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: OCL

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.


Signature

SR. PUNNER
Title

6-26-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN -5 PM 4:01

(Check One)

Date: 06/04/03

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |
- Public Hearing ☐ Yes ☒ No
☐ Major ☐ Minor

Project Name: DE LA VEGA (Amending) FILE # 721

Reference Any MDP's, POADP's, and PUD's associated with this project:

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To:
- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Approval pending on the following comments:

- Public wells need 150' easement*
- Locate sanitary sewer lines*
- If the Drain ROW (8.1 acres) does not belong to the County, then it should be identified as a Drainage Easement. How will this area (8.1 acres) be accessed?*

Amal Eddan

Signature

Civ. Engr

Title

6-27-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

E. Brown

(Check One)

Date: 07/09/03

- ☐ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☒ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No
☒ Major ☐ Minor

Project Name:

Trinity Oaks PUD

FILE

03-021

Reference Any MDP's, POADP's, and PUD's associated with this project.

De La Vega No. 721

(Plans Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan
☒ Major Thoroughfare
☒ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☒ Storm Water Engineering
☒ SAWS Aquifer
☒ Other: _____

- ☒ Street and Drainage
☒ TIA
☐ Zoning
☒ Tree Preservation
☒ Parks - Open Space
☒ Fire Protection
☒ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

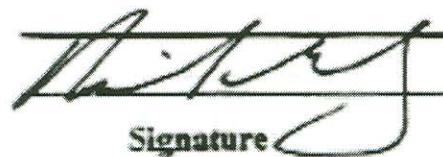
Comments:

① All Streets shall follow Roadway Classification
System.

② Gate details shall follow standard
detail provided by Public Works.

③ Collector street 70' ROW, 44' pavement

④ Collector street shall follow all street
standards in UDC


Signature

Senior Engineer
Title

8-15-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Robert Lombrano

From: Richard De La Cruz
Sent: Monday, August 25, 2003 9:11 AM
To: Robert Lombrano
Subject: FW: Trinity Oaks Approval

-----Original Message-----

From: Richard De La Cruz
Sent: Friday, August 15, 2003 10:12 AM
To: Ernest Brown; Michael Hartfiel
Cc: Todd Sang
Subject: Trinity Oaks Approval



trinity_oaks01.tif



trinity_oaks02.tif

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

Traffic Impact Analysis (TIA) Threshold Worksheet

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Trinity Oaks (Formerly POADP No. 721 "De La Vega")

Location: 281 North of Bulverde Rd.

Applicant: MBC Engineers

Address: 1035 Central Parkway North, SA, TX 78232

03 JUN -5 PM 4:01

☐ Owner or ☒ Agent
Phone Number: 545-1122

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # 721 ☐ Plat # ☐ Bldg. Plan # ☐ Other: _____

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other: _____

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: __ other: _____

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Kevin Love

Date: 6-3-03

Comments: TIA level 3 is on file and has been approved for this POADP. No further TIA or information is required per Richard De La Cruz.

Box E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

_____ The traffic impact analysis has been waived for the following reason(s):

Reviewed by: _____ Date: _____

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Trinity Oaks (Formerly POADP No. 721 "De La Vega")

Location: 281 North of Bulverde Rd.

Applicant: MBC Engineers

Address: 1035 Central Parkway North, SA, TX 78232

☐ Owner or ☒ Agent
Phone Number: 545-1122

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # 721 ☐ Plat # ☐ Bldg. Plan # ☐ Other: _____

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other: _____

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: __ other: _____

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Kevin Love Date: 6-3-03
Comments: TIA level 3 is on file and has been approved for this POADP. No further TIA or information is required per Richard De La Cruz.

Box E (For Official Use Only, Do Not Write in this Box)

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Reviewed by: _____ Date: _____

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Location: 281 North of Bulverde Rd.

Applicant: MBC Engineers

Address: 1035 Central Parkway North, SA, TX 78232

Phone Number: 545-1122

☒ Agent

Permit Type (check one):

☐ Zoning, N.C.B

☒ POADP # 721

☐ Plat #☐ Bldg. Plan #☐ Other:

7 Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: __ other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Kevin LoveDate: 6-3-03

Comments: TIA level 3 is on file and has been approved for this POADP. No further TIA or information is required per Richard De La Cruz.

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reason(s):

Reviewed by:

Date:

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Samuel Carreon, P.E. , Arturo Villareal, P.E. , File
SUBJECT:	De La Vega POADP File <i>ROBERT LOMBRANO</i> <i>SARATO CREEK</i> <i>WATERSHED</i>

October 13, 2003

Storm Water Engineering has reviewed the MDP Plan for De La Vega and recommends approval.

Should you have any questions please call me at 207-8045.


Terrance Jackson, P.E.
Storm Water Engineering Division

Robert Lombrano

From: Arturo Villarreal
Sent: Monday, October 13, 2003 10:39 AM
To: Robert Lombrano; Bob Liesman (E-mail)
Cc: Michael Herrera; Terrance Jackson; Kevin Love (E-mail)
Subject: De La Vega Amending POADP

Storm Water Comments.



SC-DeLaVegaAmen
d-SW-1.pdf

Robert Lombrano

From: Christi Tanner
Sent: Tuesday, October 07, 2003 3:38 PM
To: Bob Liesman (E-mail)
Cc: Richard De La Cruz; Todd Sang; Robert Lombrano; Michael Herrera; Ernest Brown
Subject: De La Vega POADP

I approve this plat with the following comments:

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

If detention is required for this site, the Location will have to be approved by the Development Services Engineering through the Platting process.

*Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044
FAX# 207-4441*

Robert Lombrano

From: Christi Tanner
Sent: Thursday, September 04, 2003 9:45 AM
To: Robert Lombrano
Cc: Richard De La Cruz; Michael Herrera
Subject: de la vega MDP

I need a copy of this to finish my review.
Thanks!

Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044
FAX# 207-4441

Sent copy 9/04/03

Robert Lombrano

From: Debbie Reid
Sent: Wednesday, November 19, 2003 9:09 AM
To: 'jessevaldez@mbcengineers.com'
Cc: Robert Lombrano; Joan Miller
Subject: De La Vega or Trinity Oaks

Tree approved - coordinate tree preservation and other applicable standards.

Debbie Reid
City Arborist
(210) 207-8053

Robert Lombrano

From: Debbie Reid
Sent: Monday, November 17, 2003 12:09 PM
To: 'jessevaldez@mbcengineers.com'
Cc: Robert Lombrano
Subject: FW: De La Vega amend and PUD

Jesse Valdez Here are the comments of Setptember. I do not know if any new information has been received.

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Debbie Reid
Sent: Tuesday, September 09, 2003 1:40 PM
To: Robert Lombrano
Subject: De La Vega amend

Robert - I do not have the engineer for this one. Is it Ruben? Let me know and I will forward this to the right person.

Disapproved requires tree stand delineation and \$75 plan review fee.

Thanks
Debbie Reid
City Arborist
(210) 207-8053

Robert Lombrano

From: Debbie Reid
Sent: Tuesday, September 09, 2003 1:40 PM
To: Robert Lombrano
Subject: De La Vega amend and PUD

Robert - I do not have the engineer for this one. Is it Ruben? Let me know and I will forward this to the right person.

Disapproved requires tree stand delineation and \$75 plan review fee.

Thanks
Debbie Reid
City Arborist
(210) 207-8053

Michael Herrera

From: John McDonald
Sent: Thursday, June 19, 2003 10:32 AM
To: Michael Herrera
Cc: Patricia Renteria
Subject: De La Vega

I recommend approval of the above referenced plan. This plan was filed prior to the adoption of the UDC in 2001.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Robert Lombrano

From: Jesse Valdez [jessevaldez@mbcengineers.com]
Sent: Wednesday, November 19, 2003 11:58 AM
To: Robert Lombrano
Cc: Christi Tanner; Torry Hurt
Subject: FW: De La Vega or Trinity Oaks



SC-TrinityOaks-SW-
OK.pdf

Robert, attached is Terrance's approval.
According to my records we should have all the approvals.
Do you concur? If so, please let me know ASAP so I may follow up on the
PUD Plan approvals.
Thanks Jesse

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Wednesday, November 19, 2003 9:09 AM
To: Jesse Valdez
Cc: Robert Lombrano; Joan Miller
Subject: De La Vega or Trinity Oaks

Tree approved - coordinate tree preservation and other applicable
standards.

Debbie Reid
City Arborist
(210) 207-8053

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File *ERNEST BROWN*

SUBJECT: Trinity Oaks PUD File *03 021*

SALADO CREEK

November 17, 2003

EWM WATERHOLE #1 (EWM)

Storm Water Engineering has reviewed the MDP Plan for Trinity Oaks PUD and recommends approval. This development is eligible for FILO.

*NO FURTHER COMMENTS
RELEASE
A.V. 11-19-03*

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

*SENT TO PLANNING
11-19-03*

Michael Herrera

From: Jesse Valdez [jessevaldez@mbcengineers.com]
Sent: Friday, August 22, 2003 3:36 PM
To: Robert Lombrano; Ernest Brown
Cc: Michael Herrera
Subject: RE: De La Vega (Amending) no. 721A & Trinity Oaks PUD no. 03-021

Can you all give me an update as to when I might receive your comments on these two projects?

Jesse

-----Original Message-----

From: Jesse Valdez
Sent: Monday, August 18, 2003 2:56 PM
To: Robert Lombrano; Ernest Brown
Cc: Michael Herrera (mherrera@sanantonio.gov); Anita Molina; Bob Liesman
Subject: De La Vega (Amending) no. 721A & Trinity Oaks PUD no. 03-021

Gentlemen:

I've checked your tracking system and I see that we have several non-approvals for the above mentioned projects.

At your earliest convenience could you please fax those comments to us so that we may address them? Sure would like to finish these up ASAP.

Some of them date back to June 18th (2 months).

Thanks,

Jesse

Jesse H. Valdez

Macina Bose Copeland and Associates, Inc.

1035 Central Parkway North

San Antonio, Texas 78232

Ph (210) 545-1122

Fax (210) 545-9302

8/25/2003

Robert Lombrano

From: Jesse Valdez [jessevaldez@mbcengineers.com]
Sent: Tuesday, October 14, 2003 5:50 PM
To: Christi Tanner
Cc: Robert Lombrano
Subject: RE: De La Vega POADP (Amending)

Hello Christi,
Attached is Stormwater's approval on the De La Vega POADP.
Yes we're doing detention, I don't know if you've seen the plans that we submitted on Trinity Oaks, Unit-1 PUD (030381) or not, but we are having detention. (*Trinity Oaks PUD is located within this POADP*).
Hope this answers your questions.
Thanks Jesse

-----Original Message-----

From: Christi Tanner [mailto:ctanner@sanantonio.gov]
Sent: Wednesday, October 01, 2003 3:58 PM
To: Jesse Valdez
Subject: RE: De La Vega POADP (Amending)

Hello Jesse,
I've been waiting to hear from Stormwater concerning this POADP.
Are you having to do detention? Do you have it in writing from Stormwater, and could you send it to me? I'd love to release this one.
Thanks
Christi

-----Original Message-----

From: Jesse Valdez [mailto:jessevaldez@mbcengineers.com]
Sent: Tuesday, August 19, 2003 4:10 PM
To: Christi Tanner
Subject: De La Vega POADP (Amending)

Hi Christi,
On or about July 30th we addressed to your comments on the above mentioned POADP (see attachment).
Could you provide us an updated review status?
If you have any questions please let us know.
Thanks Jesse
<<letter.pdf>>

Jesse H. Valdez

Macina Bose Copeland and Associates, Inc.

1035 Central Parkway North
San Antonio, Texas 78232
Ph (210) 545-1122
Fax (210) 545-9302

10/15/2003

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: De La Vega POADP
File

ROBERT LOMBARDI

SALADO CREEK
WATERSHED

October 13, 2003

Storm Water Engineering has reviewed the MDP Plan for De La Vega and recommends approval.

Should you have any questions please call me at 207-8045.


Terrance Jackson, P.E.
Storm Water Engineering Division

Robert Lombrano

From: Jesse Valdez [jessevaldez@mbcengineers.com]
Sent: Monday, August 18, 2003 2:56 PM
To: Robert Lombrano; Ernest Brown
Cc: Michael Herrera; Anita Molina; Bob Liesman
Subject: De La Vega (Amending) no. 721A & Trinity Oaks PUD no. 03-021

Gentlemen:

I've checked your tracking system and I see that we have several non-approvals for the above mentioned projects.

At your earliest convenience could you please fax those comments to us so that we may address them? Sure would like to finish these up ASAP.

Some of them date back to June 18th (2 months).

Thanks,
Jesse

Jesse H. Valdez

Macina Bose Copeland and Associates, Inc.

1035 Central Parkway North

San Antonio, Texas 78232

Ph (210) 545-1122

Fax (210) 545-9302

8/18/2003

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, September 04, 2003 10:07 AM
To: Robert Lombrano
Subject: FW: Peerman/De La Vega (amending) - APPROVAL

Robert - I sent this to you for the approval of the amending poadp. Is this sufficient?
Thanks

-----Original Message-----

From: Richard De La Cruz
Sent: Thursday, August 28, 2003 11:32 AM
To: Robert Lombrano; Todd Sang; Michael Herrera
Subject: Peerman/De La Vega (amending) - APPROVAL



2001TIA0601.jpg

This letter is the approval for Peerman/De La Vega Amending MDP/POADP

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

CITY OF SAN ANTONIO
Public Works Department
Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department
FROM: Development Services Engineering Division
COPIES TO: File
SUBJECT: Peerman/De La Vega, POADP Level 3 TIA
Date: October 30, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Peerman/De La Vega, POADP. The TIA is in compliance with Ordinance 91700. The Level of Service (LOS) of Bulverde Road and the intersection of Bulverde Road and Smithson Valley at this time are adequate to support existing traffic, however, with the addition of this development, as well as, growth in this area the LOS deteriorates to a highly congested roadway system.

The proposed developments are located near the intersection of US Highway 281 and Bulverde Road. The De La Vega development consists of single family residences, shopping centers and office buildings. The Peerman development is a shopping center. These developments are projected to develop in roughly two phases. De La Vega (Phase I) located north of Bulverde Road and east of US Highway 281 is projected to be complete by the end of 2010. Peerman (Phase II) located in the southwestern corner of the intersection of Bulverde Road and Smithson Valley is projected to be completed by the end of 2015.

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDOT or the City of San Antonio and not the developer. Bulverde Road grade separation and traffic signals is a freeway project with Long Range Project (LRP) status in the TxDOT Transportation Improvement Program (TIP).

The on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the De La Vega (Phase I - 2010) and Peerman (Phase II - 2015), at no cost to the City of San Antonio:

- Widening of Bulverde Road to a Primary Arterial Type B (85 feet ROW) adjacent to proposed projects limits.
- The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to this proposed project. This will require a property dedication by the developer.
- Install traffic signals at the intersection of Bulverde Road and Smithson Valley.
- Construct a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a minimum 1/4 mile away from the Bulverde Road/Smithson Valley intersection and a minimum of 1/4 mile away from the De La Vega subdivision road traffic signal.

Peerman/De La Vega

Page 2

10/30/01

- Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a minimum of 1/4 mile away from the Peerman Driveway 2 and a minimum 1/4 mile away from the Bulverde interchange at US Highway 281.

Bulverde Road has undeveloped land along its length to develop into a heavily traveled corridor. The construction of O'Connor Road and or Judson Road to tie into Evans Road and a street network consisting of 2 to 3 east-west connectors could alleviate the traffic demand projected on Bulverde Road. Due to the number of undeveloped acres along the Bulverde/US 281 Corridor, it is recommended that a larger, full-scale corridor planning study be undertaken to more fully assess transportation infrastructure within this corridor.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.


Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:


Robert W. Opitz, P.E.
Chief Engineer,
Development Services
Engineering Division

RORLD
ID 0001TIA0501

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, August 28, 2003 11:32 AM
To: Robert Lombrano; Todd Sang; Michael Herrera
Subject: Peerman/De La Vega (amending) - APPROVAL



2001TIA0601.jpg

This letter is the approval for Peerman/De La Vega Amending MDP/POADP

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

CITY OF SAN ANTONIO
Public Works Department
Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department
FROM: Development Services Engineering Division
COPIES TO: File
SUBJECT: Peerman/De La Vega, POADP Level 3 TIA

Date: October 30, 2001

The Development Services Engineering Division has reviewed the Level 3 Traffic Impact Analysis (TIA) for the Peerman/De La Vega, POADP. The TIA is in compliance with Ordinance 91750. The Level of Service (LOS) of Bulverde Road and the intersection of Bulverde Road and Smithson Valley at this time are adequate to support existing traffic, however, with the addition of this development, as well as, growth in this area the LOS deteriorates to a highly congested roadway system.

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1

Peerman/De La Vega

Page 2

10/30/01

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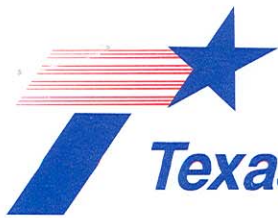
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Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:


Robert W. Opitz, P.E.
Chief Engineer,
Development Services
Engineering Division

ROR/RLD
ID 2001TIA0501



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

September 3, 2003

P.O.A.D.P. REVIEW

De La Vega

Located on US 281, north of Bulverde Road

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	Future expansion of US 281 will require additional of right of way. Contact TxDOT for the latest information on the US 281 expansion plans. The area labeled "100' Future ROW Dedication" should be labeled as "100' ROW reservation for future highway widening".
Access Limits/Restrictions	Access to us 281 will be as directed by "Regulations For Access Driveways to State Highways". The entire property is eligible for a maximum combined total of five access points, including the planned collector street. Access to the 2.0 acre commercial tract shall be from the collector street.
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that an approved plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: MBC & Associates, Inc.



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

24842

PAY

Five hundred and 00/100

DOLLARS

CHECK
AMOUNT

01029057477001

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
6/4/03	City of San Antonio	18470 - POADPfee	24842	\$ 500.00

DE LA VEGA



JEFFERSON STATE BANK
P.O. BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 734-4311

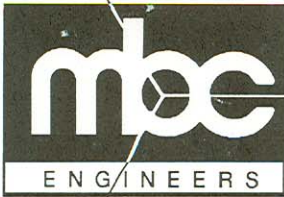
Robert L. Green

McBee CD

⑈024842⑈ ⑆114000763⑆

⑈10077755⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

RECEIVED
03 NOV 20 PM 2:10

TO PLANNING DEPT.

Proj. No. _____ Date 11/20/03

Re: LAND DEVELOPMENT SERVICES DIVISION

Attn: Robert Lombardo

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
✓		1	VRP for De La Vega POADP

03 NOV 20 PM 8:28
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

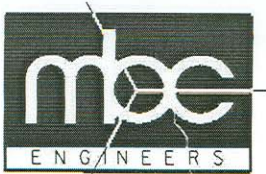
☐ FOR BIDS DUE _____ 20 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

SIGNED

Bob Lombardo

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

To: COSA/ PLANNING**Project No.** 1 8470**Date** 11/21/2001901 S. Alamo, 2nd Floor

San Antonio, Texas 78204

Re: De La Vega POADP**Attn:** Robert Lombrano

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications☐ Copy of Letter ☐ Change Order ☒ **APPROVAL REQUEST**

COPIES	DATE	NO.	DESCRIPTION
		8	POADP
		1	POADP Reduction

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

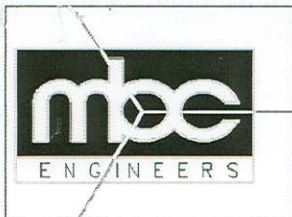
☐ For review and comment ☐ _____☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

03 NOV 21 PM 1:16
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

REMARKS: As per your request, we are submitting the above-mentioned information. If additional information is required, please give us a call. Thanks.

COPY TO: _____

Anita P. Molina
Anita P. Molina
San Robert Liesman P.E.

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

OFFICE OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 AUG -1 AM 8:38**To:** COMPREHENSIVE PLANNING**Project No.** 1 8570**Date:** July 30, 2003DBSC/ 2nd Floor

1901 S. ALAMO STREET

Re: DE LA VEGA POADP (AMENDING)**Attn:** ROBERT LOMBRANO

GENTLEMEN:

WE ARE SENDING YOU ☒ **Attached** ☐ Under separate cover via _____ the following items.☐ Copy of Letter☐ Change Order☒ **MDP SUBMITTAL**

COPIES	DATE	NO.	DESCRIPTION
		1	COPY OF LETTER
		1	COPY OF COMMENTS

THESE ARE TRANSMITTED as checked below:

☐ For your approval☐ Approved as submitted☐ Resubmit _____ copies for approval☒ **For your use**☐ Approved as noted☐ Submit _____ copies for distribution☐ As requested☐ _____**REMARKS:**

Hello Robert,

Attached is a copy of the letter addressing Christi Tanner's comments to this POADP.

If you have any questions please call us, thanks.

COPY TO: _____


JESSE H. VALDEZ, JR.

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO.	0127
DESTINATION ADDRESS	95459302
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	09/04 15:54
USAGE T	00' 26
PGS.	2
RESULT	OK

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-5014

Please deliver to

Name:	ROBERT LIESMAN
Title:	P.E.
Organization:	MBC
Phone:	
Fax:	545-9302

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

Remarks: TX DOT

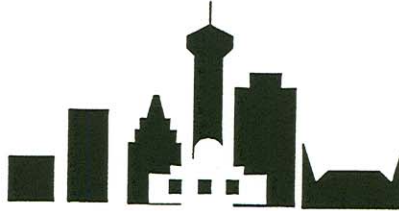
THE AREA LABELED "100" FUTURE ROW DEDICATION"

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	ROBERT LIESMAN
Title:	P.E.
Organization:	MBC
Phone:	
Fax:	545-9302

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

Remarks:

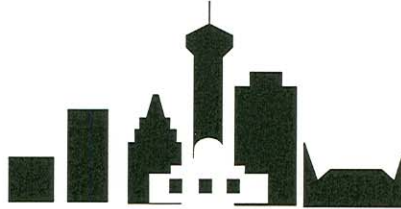
TX DOT
THE AREA LABELED "100" FUTURE ROW DEDICATION"
SHOULD BE LABELED AS:
"100' R.O.W. RESERVATION FOR FUTURE HIGHWAY
WIDENING"
THANKS
ROBERT L.
Z

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	JESSE VALDEZ
Title:	
Organization:	MBC
Phone:	545-1122
Fax:	545-9302

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

DE LA VEGA (AMENDING) # 721

Remarks:

I'm ALSO SENDING IT THROUGH
THE MAIL
THANKS
ROBERT.

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO.	0055
DESTINATION ADDRESS	95459302
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	08/25 10:27
USAGE T	00' 33
PGS.	3
RESULT	OK

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	JESSE VALDEZ
Title:	
Organization:	MBC
Phone:	545-1122
Fax:	545-9302

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

DE LA VEGA (AMENDING) # 721

Remarks:

I'm ALSO SENDING IT THROUGH